



www.kings-group.net

Church Langley Way
Harlow CM17 9TE
Tel: 01279 410084

Long Banks, Harlow, CM18 7PB
Offers In Excess Of £170,000

**** KINGS GROUP HARLOW ARE DELIGHTED TO OFFER THIS IMMACULATEDLY PRESENTED, ONE BEDROOM FIRST FLOOR MASONETTE WITH ITS OWN PRIVATE ENTRANCE IN LONG BANKS, HARLOW ****

Nestled in the desirable area of Long Banks, Harlow, this charming upper maisonette offers a delightful living experience. With its own private entrance, this one-bedroom first-floor apartment provides both comfort and convenience. Upon entering, you will find a good-sized kitchen, complete with essential white goods, making it perfect for those who enjoy cooking and entertaining. The bathroom features a modern four-piece suite, ensuring a relaxing space to unwind after a long day. The double bedroom is spacious and inviting, while the lounge diner offers a versatile area for both relaxation and dining, ideal for hosting friends or enjoying quiet evenings at home.

This property is ideally situated close to local shops and amenities, providing easy access to everything you may need. Additionally, the excellent transport links to the A414 and M11 make commuting a breeze, connecting you to surrounding areas and beyond.

This maisonette is perfect for first-time buyers or investors offering a blend of comfort, convenience, and a welcoming community atmosphere. Don't miss the opportunity to make this lovely property your new home.

Call us today on 01279433033 to arrange your viewing.

Entrance Hallway

Own private entrance, double radiator, stairs leading to apartment

Lounge/Diner

13'88 x 11'85 (3.96m x 3.56m)

Double glazed window to front aspect, coved ceiling, double radiator, laminate flooring, TV aerial point, phone point, power points

Bedroom

11'82 x 8'91 (3.35m x 2.44m)

Double glazed window to front aspect, carpeted, double radiator, coved ceiling, power points, loft access

Kitchen

15'87 x 6'85 (4.57m x 1.83m)

Double glazed window to rear aspect, tiled flooring, tiled splashbacks, spotlights, double radiator, a range of base and wall units with roll top granite effect work surfaces, white goods included, gas oven and hob, chimney style extractor fan, sink with mixer tap and double drainer unit, power points

Bathroom

10'44 x 6'50 (3.05m x 1.83m)

Double glazed opaque window to side aspect, tiled flooring, tiled splashbacks, walk in shower cubicle with thermostatically controlled shower, roll top bath with shower attachment, low level flush W.C. spotlights, heated towel rail

External

Ample street parking, own private entrance

Tenure - Leasehold

Construction Type - Brick Built

Lease Remaining - 96 Years

Service Charge - £804 PA

Ground Rent - £10 PA

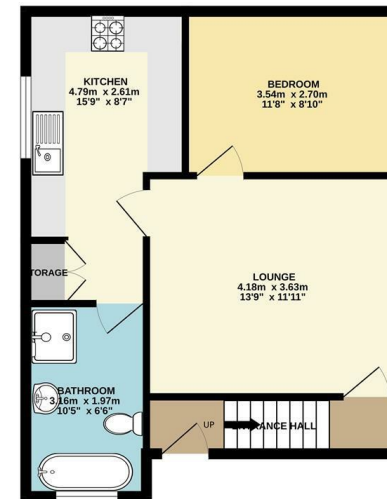
Council Tax Band - B

EPC Rating - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

FIRST FLOOR
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA: 46.1 sq.m. (496 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, elevations and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given.
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